Karen Johnson Davidson County
Batch# 955315 DEEDQC
12/27/2022 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221227-0132663

THIS DOCUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-NONE-.

Bryan Howard
Affiant

Subscribed and sworn to before me, this 27th day of December, 2022.

Dianne Jaynes
Notary Public

My Commission Expires: 10/2/2023

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Cardinal Muse, LLC 1353 Cardinal Ave. Nashville, TN 37216	SAME	061-16-0-047.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the Marguerite A. Scribante Revocable Trust (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto Cardinal Muse, LLC, a Tennessee limited liability company, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of Dec, 2022.

Marguerite A. Scribante, Trustee of the
Marguerite A. Scribante Revocable Trust

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marguerite A. Scribante, Trustee of the Marguerite A. Scribante Revocable Trust, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 22nd day of December 2022.

Susan Chiaramonte
Notary Public
State of Florida
Comm# HH083001
Expires 2/10/2025

Notary Public
My Commission Expires: 2/10/2025

202212270132663

EXHIBIT A

Legal Description

Being the Southerly 30 feet of the Westerly 190 feet of Lot No. 32, the Northerly 30 feet of the Westerly 40 feet of Lot No. 37 and the Northerly 30 feet of Lots Nos. 38, 39 and 40, of Block "A" on the Map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County.

Being the same property conveyed to the Marguerite A. Scribante Revocable Trust by Deed from PDS Construction, LLC, a Tennessee limited liability company, dated July 25, 2022, as Instrument #20220725-0084777 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

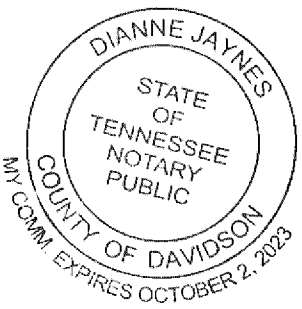
I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 22, 2022 (date of document).

Bryan Howard
Affiant Signature

December 27, 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of December, 2022.



NOTARY'S SEAL

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023